

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Chicago**

State: **IL**

PJ's Total HOME Allocation Received: **\$543,457,393**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	A	Overall	
				PJs in State: 17				
Program Progress:								
% of Funds Committed	98.04 %	95.21 %	3	90.66 %	96	94		
% of Funds Disbursed	91.19 %	88.63 %	4	81.06 %	93	91		
Leveraging Ratio for Rental Activities	2.06	2.84	11	4.62	16	29		
% of Completed Rental Disbursements to All Rental Commitments***	91.69 %	92.94 %	13	81.27 %	60	41		
% of Completed CHDO Disbursements to All CHDO Reservations***	88.45 %	84.69 %	5	68.23 %	89	85		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	82.21 %	82.76 %	12	79.86 %	53	46		
% of 0-30% AMI Renters to All Renters***	50.73 %	49.87 %	9	44.82 %	69	62		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	94.36 %	94.63 %	13	94.65 %	31	27		
Overall Ranking:				In State:	13 / 17	Nationally:	67	68
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$36,356	\$31,234		\$25,419	1,411 Units	93.30 %		
Homebuyer Unit	\$23,313	\$12,771		\$14,530	642 Units	5.80 %		
Homeowner-Rehab Unit	\$10,414	\$21,431		\$20,251	100 Units	0.90 %		
TBRA Unit	\$0	\$3,240		\$3,156	0 Units	0.00 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chicago IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$107,586	\$170,025	\$54,934
State:*	\$101,891	\$84,630	\$25,355
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.16

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.7	15.6	2.3	0.0
Black/African American:	70.3	55.7	69.3	0.0
Asian:	0.3	2.5	0.0	0.0
American Indian/Alaska Native:	0.4	0.0	1.1	0.0
Native Hawaiian/Pacific Islander:	0.4	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.1	0.0	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	1.7	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	8.1	24.0	27.3	0.0
----------	---	--	--	---

HOUSEHOLD SIZE:

1 Person:	69.1	30.4	8.0	0.0
2 Persons:	15.5	18.9	17.0	0.0
3 Persons:	8.2	21.2	20.5	0.0
4 Persons:	4.2	17.3	28.4	0.0
5 Persons:	2.1	6.6	13.6	0.0
6 Persons:	0.8	4.4	10.2	0.0
7 Persons:	0.1	1.1	1.1	0.0
8 or more Persons:	0.1	0.2	1.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.8	33.5	10.2	0.0
Elderly:	38.7	2.3	13.6	0.0
Related/Single Parent:	19.4	36.0	40.9	0.0
Related/Two Parent:	3.3	21.5	30.7	0.0
Other:	1.8	6.6	4.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.4	12.6 [#]
HOME TBRA:	0.1	
Other:	17.5	
No Assistance:	65.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chicago State: IL Group Rank: 67
(Percentile)
State Rank: 13 / 17 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	91.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	88.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

